



**SILVERADO SPRINGS PUBLIC IMPROVEMENT
DISTRICT ANNUAL MEETING**
GRAND PRAIRIE MUNICIPAL AIRPORT, 3116 S GREAT SOUTHWEST
PARKWAY
WEDNESDAY, AUGUST 02, 2023 AT 6:30 PM

AGENDA

CALL TO ORDER

CITIZENS' FORUM

Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

AGENDA ITEMS

1. Consider Minutes of December 20, 2022 Meeting
2. Discussion of Landscaping, Entry Monument, Monument Lighting, and Brick Wall and Fence Located on Arkansas Lane, Fall Drive, and behind Silverado Trail.
3. Discussion of Holiday Decorations Located on Arkansas Lane and Fall Drive
4. Discussion of Budget to Actual Financial Reports for July 26, 2023 and September 30, 2022
5. Consider FY 2024 Budget and Assessment Rate
6. Nomination and Election of Advisory Board Member - 1 Open Position
7. Selection of Officers - President, Vice President, Secretary/Treasurer

CITIZENS' FORUM

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ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted July 28, 2023.

A handwritten signature in black ink, appearing to read "Lee Harris", written over a horizontal line.

Lee Harris, CPA

Special District Administrator, Finance Department



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023
REQUESTER: Lee Harriss
PRESENTER: Michael R. Smith, President
TITLE: Consider Minutes of December 20, 2022 Meeting

**MINUTES OF
SILVERADO SPRINGS BOARD MEETING
GRAND PRAIRIE MEMORIAL LIBRARY
901 CONOVER DR.
GRAND PRAIRIE, TEXAS
December 20, 2022-6:30 PM**

Call to Order - The meeting was called to order at 6:33 pm by President Michael R. Smith. Present were board members Michael R. Smith, Carla Ojeda, and Evelyn Najera, and others: Special District Administrator Lee Harriss and Jesus Najera.

Citizens' Forum/Citizen Comments – There were no citizen comments.

Approve Minutes of November 29, 2022 Meeting - The minutes were approved.

Projects and contracts

- Brick Wall Repairs and Entry Sign Refresh-Arkansas Lane and Fall Drive
 - i. Consider proposal for brick wall repairs from Brick and Stone Master not to exceed \$16,000—Still waiting for the proposal. The board approved repairs not to exceed \$16,000.
 - ii. Consider proposal from Brick and Stone Master for Arkansas Lane brick wall repairs for accident at 2472 Canyon Springs in the amount of \$10,892 – Approved. Mr. Smith will reach out to the owners to let them know that the wall will be repaired.

Budget to Actual Report – Ms. Harriss reviewed the 10/31/22 report.

Citizen's Forum - There were no citizen comments.

Adjournment - The meeting adjourned at 6:43 pm.

Respectfully submitted,

Name

Date



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Discussion of Landscaping, Entry Monument, Monument Lighting, and Brick Wall and Fence Located on Arkansas Lane, Fall Drive, and behind Silverado Trail.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Discussion of Holiday Decorations Located on Arkansas Lane and Fall Drive



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Discussion of Budget to Actual Financial Reports for July 26, 2023 and September 30, 2022

**Budget/Actual Report for Fiscal 2023
322092
Silverado Springs Public Improvement District
as of 7/26/23**

	<u>10/1/2022 - 9/30/2023</u>				<u>Current Month</u>	<u>Estimate 9/30/2023</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>			
SSPID 322092							
Beginning Resource Balance	51,000	56,627.45				56,627.45	
Revenues							
Spec Assess Delinquent	42610	-	379.58	379.58	0%	-	379.58
Special Assessment Income	42620	53,037	52,043.10	(993.90)	98%	-	52,506.63
Interest On Pid Assessment	42630	-	169.65	169.65	0%	-	169.65
Devlpr Particip/Projects	46110	-	-	-	0%	-	-
Miscellaneous	46395	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trsf In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-	-
Trsf In/Parks Venue (3170)	49780	597	447.00	(150.00)	75%	-	597.00
Total Revenues	53,634	53,039.33	(594.67)	99%	-	53,652.86	
Expenditures							
Office Supplies	60020	-	-	-	0%	-	-
Decorations	60132	1,400	1,080.00	320.00	77%	-	1,080.00
Beautification	60490	500	1,040.00	(540.00)	208%	-	1,040.00
Wall Maintenance	60776	75,000	-	75,000.00	0%	-	80,851.00
Mowing Contractor	61225	15,015	9,113.00	5,902.00	61%	774.00	13,650.00
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	372	372.00	-	100%	-	372.00
Miscellaneous Services	61485	500	26.00	474.00	5%	-	26.00
Postage And Delivery Charges	61520	100	-	100.00	0%	-	-
Light Power Service	62030	250	76.97	173.03	31%	15.16	250.00
Water/Wastewater Service	62035	3,300	2,558.74	741.26	78%	452.41	3,300.00
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Irrigation System Maintenance	63065	600	40.00	560.00	7%	-	600.00
Decorative Lighting Maintenanc	63146	750	-	750.00	0%	-	750.00
Property Insurance Premium	64080	500	524.00	(24.00)	105%	-	524.00
Liability Insurance Premium	64090	150	197.22	(47.22)	131%	-	197.22
Fencing	68061	-	-	-	0%	-	-
Row/Easement Title Purchase	68091	-	-	-	0%	-	-
ArchitectL/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	0%	-	-
Total Expenditures	98,437	15,027.93	83,409.07	15%	1,241.57	102,640.22	
Ending Resource Balance	6,197	94,638.85				7,640.09	

Silverado Springs Public Improvement District

These are Silverado Springs PID assessments collected from PID residents to pay for PID maintenance.

Budget/Actual Report for Fiscal 2022
322092
Silverado Springs Public Improvement District
as of 9/30/22

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
SSPID					
322092					
Beginning Resource Balance	22,000	25,065.73			
Revenues					
Spec Assess Delinquent	42610	-	-	0%	-
Special Assessment Income	42620	46,744	45,892.98	(851.02)	98%
Interest On Pid Assessment	42630	-	16.62	16.62	0%
Devlpr Particip/Projects	46110	-	-	-	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	342	342.00	-	100%
Total Revenues	47,086	46,251.60	(834.40)	98%	29.02
Expenditures					
Office Supplies	60020	-	-	-	0%
Decorations	60132	250	-	250.00	0%
Beautification	60490	500	-	500.00	0%
Wall Maintenance	60776	39,500	-	39,500.00	0%
Mowing Contractor	61225	13,307	10,000.00	3,307.00	75%
Legal Services	61360	-	-	-	0%
Collection Services	61380	348	372.00	(24.00)	107%
Miscellaneous Services	61485	500	23.00	477.00	5%
Postage And Delivery Charges	61520	100	-	100.00	0%
Light Power Service	62030	250	105.49	144.51	42%
Water/Wastewater Service	62035	2,750	3,028.89	(278.89)	110%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	600	585.00	15.00	98%
Decorative Lighting Maintenanc	63146	750	-	750.00	0%
Property Insurance Premium	64080	450	466.00	(16.00)	104%
Liability Insurance Premium	64090	150	109.50	40.50	73%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
ArchitectL/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	59,455	14,689.88	44,765.12	25%	2,357.92
Ending Resource Balance	9,631	56,627.45			

Silverado Springs Public Improvement District

These are Silverado Springs PID assessments collected from PID residents to pay for PID maintenance.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Consider FY 2024 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 10
Silverado Springs
Proposed Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.15 per \$100 of appraised value.
 The FY 2023 rate was \$0.15 per \$100 of appraised value
 Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value - Estimated		\$38,893,872	\$ 0.15	\$ 58,341		
Description	Account	2024	2025	2026	2027	2028
Beginning Balance (Estimated)		\$ 7,000	\$ 13,021	\$ 23,326	\$ 38,353	\$ 58,582
P.I.D. Assessment	42620	\$ 58,341	\$ 64,175	\$ 70,592	\$ 77,652	\$ 85,417
City Contribution	49780	597	597	597	597	597
TOTAL INCOME		\$ 58,938	\$ 64,772	\$ 71,189	\$ 78,249	\$ 86,014
Amount Available		\$ 65,938	\$ 77,793	\$ 94,516	\$ 116,601	\$ 144,595
EXPENSES:		2024	2025	2026	2027	2028
Description						
Decorations	60132	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
Beautification	60490	1,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	30,000	30,000	30,000	30,000	30,000
Mowing Contractor	61225	13,845	15,230	16,752	18,428	20,270
Collection Service (\$3.10/Acct)	61380	372	372	372	372	372
Misc.	61485	500	500	500	500	500
Admin./Management	61510	-	-	-	-	-
Postage	61520	100	100	100	100	100
Electric Power	62030	250	250	250	250	250
Water Utility	62035	3,300	3,465	3,638	3,820	4,011
Irrigation System Maint.	63065	600	600	600	600	600
Decorative Lighting Maintenance	63146	750	750	750	750	750
Property Insurance Premium	63147	550	550	550	550	550
Liability Insurance Premium	64090	250	250	250	250	250
Fencing	68061	-	-	-	-	-
Architect'L/Engineering Servcs	68240	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
TOTAL EXPENSES		\$ 52,917	\$ 54,467	\$ 56,163	\$ 58,020	\$ 60,054
Ending Balance*		\$ 13,021	\$ 23,326	\$ 38,353	\$ 58,582	\$ 84,542

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$150	
\$150,000	\$225	
\$200,000	\$300	
\$250,000	\$375	
\$300,000	\$450	
\$350,000	\$525	
		Avg. Property Value: \$ 324,116
		Avg. Property Assessment: \$ 486
		No. of Properties: 120

*Wall repairs/replacements



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Nomination and Election of Advisory Board Member - 1 Open Position



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/02/2023

REQUESTER: Lee Harriss

PRESENTER: Michael R. Smith, President

TITLE: Selection of Officers - President, Vice President, Secretary/Treasurer
